

MAINE SHORT FORM WARRANTY DEED

TRANSFER
TAX
PAID

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026888

KNOW ALL MEN BY THESE PRESENTS, THAT RDF REALTY TRUST and ROF REALTY TRUST, both of Litchfield, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by BRADFORD J. LALIBERTE, NANCY A. LALIBERTE, ALAN J. CASE, and SANDRA CASE of Waterville, County of Kennebec and State of Maine does hereby give, grant, bargain, sell and convey, WITH WARRANTY COVENANTS unto the said BRADFORD J. LALIBERTE, NANCY A. LALIBERTE, ALAN J. CASE, and SANDRA CASE, their heirs and assigns forever,

FIRST PARCEL:

A certain lot or parcel of land, situated in ~~Waterville~~, County of Kennebec and State of Maine, with buildings thereon, bounded and described as follows:

On the South by Western Avenue; on the West by the Western Avenue School House Lot, so-called, and commonly known as the Brown School House Lot; on the North by land formerly owned by Jarvis Barney and now or formerly occupied by Chester L. Hussey; on the East by land formerly of Jarvis Barney and now or formerly occupied by Chester L. Hussey.

The premises are subject to reciprocal deeds between Doris B. Johnson and Joseph N. Pooler, formerly the owner of abutting premises, given to correct certain boundaries. Reference is made to a Warranty Deed from Doris B. Johnson to Joseph N. Pooler, dated May 23, 1947 and recorded May 27, 1947 in Kennebec County Registry of Deeds, Book 848, Page 422. Reference is also made to a Warranty Deed from Joseph N. Pooler to Doris B. Johnson, dated May 19, 1947, unrecorded but to be recorded in the Kennebec County Registry of Deeds.

Also another certain lot or parcel of land, situated in Waterville, County of Kennebec and State of Maine, being a strip of land five (5) feet wide lying adjacent and parallel to the westerly line of the above-described land of Doris B. Johnson, and being a portion of the Western Avenue Schoolhouse Lot, so-called, bounded and described as follows:

Beginning at a stone bound in the northerly street line of Western Avenue, said stone bound being 103.50' easterly from the intersection of the east line of Belmont Avenue and the north line of Western Avenue; thence westerly along the northerly street line of Western Avenue a distance of 5.0 feet more or less; thence northerly, parallel to and five (5) feet westerly from, the westerly property line of Doris B. Johnson, a distance of 77.75' more or less; thence easterly at right angles a distance of 5.0' more or less to northwest corner of the Doris B. Johnson property; thence southerly along the westerly line of said Doris B. Johnson

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a distance of 77.75' more or less to the point of beginning.

SECOND PARCEL:

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, together with the buildings thereon, and further bounded and described as follows to wit:

Bounded easterly about one hundred sixteen (116) feet by the westerly line of Elm Street, southerly about fifty-one (51) feet by the northerly line of Western Avenue and the north line of the Partridge Lot, so-called; westerly by said Partridge Lot and sixty-two and one-half (62 1/2) feet by the east line of the schoolhouse lot; northerly one hundred (100) feet by the south line of the lot now or formerly of Horace G. Tozier.

Excepting and reserving from the above conveyance, the following described parcel of land:

A certain lot or parcel of and with the buildings thereon, situated in said Waterville and bounded and described as follows, to wit:

Beginning at an iron pin in the westerly line of Elm Street, which pin is fourteen (14) feet northerly of the northeasterly corner of Joseph N. Pooler, thence westerly fifty-two and two tenths (52.2) feet to an iron pin; thence southerly ten (10) feet to an iron pin at the northeasterly corner of the lot of land of Arthur and/or Doris Johnson; thence westerly along said Johnson's northerly line, forty-nine (49) feet to an iron pipe in the easterly line of Western Avenue School Lot; thence northerly along said School lot about sixty-two and five tenths (62.5) feet to the southerly line of land formerly of one Deroehn; thence easterly along the southerly line of said Deroehn about one hundred two (102) feet to a stone bound in westerly line of Elm Street; thence southerly, forty-two and three tenths (42.3) feet along the westerly line of Elm Street to the point of beginning.

THIRD PARCEL:

A certain lot or parcel of land with the buildings thereon, situated in said Waterville and bounded and described as follows, to wit:

Beginning at an iron pin in the westerly line of Elm Street, which pin is fourteen (14) feet northerly of the northeasterly corner of Joseph N. Pooler, thence westerly fifty-two and two tenths (52.2) feet to an iron pin; thence southerly ten (10) feet to an iron pin at the northeasterly corner of the lot of land of Arthur and/or Doris Johnson; thence westerly along said Johnson's northerly line forty-nine (49) feet to an iron pipe in the easterly line of Western Avenue School lot; thence northerly along said School lot about sixty-two and five tenths (62.5) feet to the southerly line of land formerly of one Deroehn; thence easterly

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along the southerly line of said Deroehn about one hundred two (102) feet to a stone bound in westerly line of Elm Street; thence southerly, forty-two and three tenths (42.3) feet along the westerly line of Elm Street to the point of beginning.

Also another lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

All the land lying easterly of a line beginning at an iron pipe in the easterly line of Western Avenue School lot at the northwesterly corner of land of said Pooler and/or Johnson, thence easterly forty-nine (49) feet to an iron pin, which pin is sixty-eight (68) feet northerly of an iron pin at the southwest corner of homestead lot of said Pooler and/or Johnson, which pin is also in the northerly line of Western Avenue.


Being the same premises conveyed to the Grantors by Warranty Deed of New England Trading Company, Inc. dated April 8, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2554, Page 165.

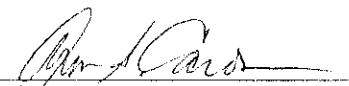
Also being the same premises conveyed in a deed from Ronald D. Foster, et al. to Ronald D. Foster, Trustee of RDF Realty Trust dated April 27, 1993 and recorded in said Registry of Deeds in Book 4379, Page 283; and a deed from Richard O. Foster, et al. to Richard O. Foster, Trustee of ROF Realty Trust dated April 27, 1993 and recorded in said Registry of Deeds in Book 4379, Page 271.

IN WITNESS WHEREOF, RDF REALTY TRUST by Ronald D. Foster, its Trustee and ROF REALTY TRUST by Richard O. Foster, its Trustee and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of RDF Realty Trust and ROF Realty Trust this 4th day of October, 1994.

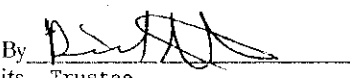

Witness

RDF REALTY TRUST

By 
its Trustee


Witness

ROF REALTY TRUST

By 
its Trustee

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ACKNOWLEDGEMENT

STATE OF MAINE
KENNEBEC, SS.October 4, 1994

Personally appeared the above named RDF Realty Trust, by Ronald D. Foster, its Trustee and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of RDF Realty Trust.

Before me,

Helen E. Waters
Notary Public Helen E. Waters
Attorney-at-Law

STATE OF MAINE
KENNEBEC, SS.October 4, 1994

Personally appeared the above named ROF Realty Trust, by Richard O. Foster, its Trustee and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of ROF Realty Trust.

Before me,

Helen E. Waters
Notary Public, Helen E. Waters
Attorney-at-Law



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ATTEST: Thomas Reed Brown
REGISTER OF DEEDS